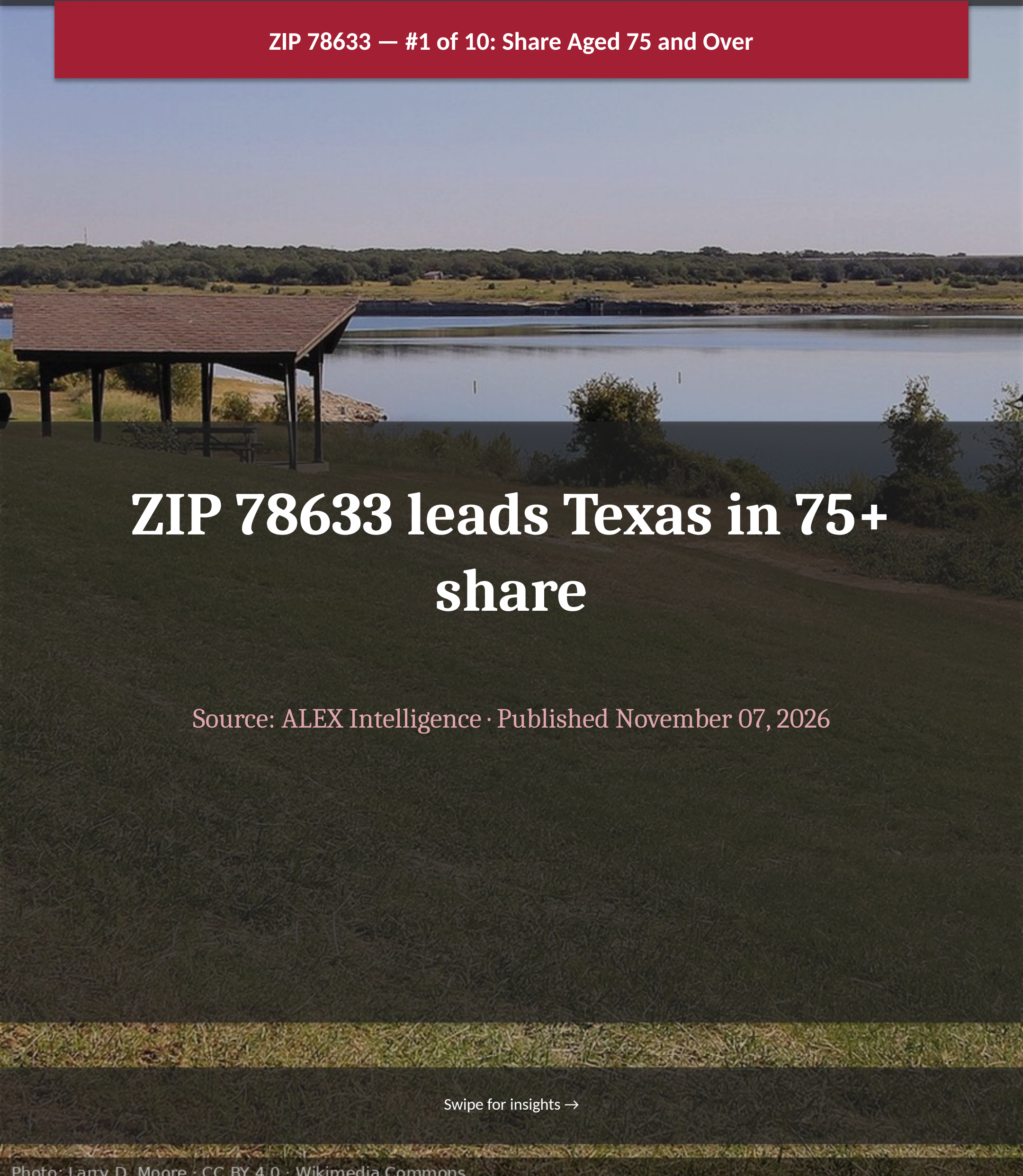
ZIP 78633 — #1 of 10: Share Aged 75 and Over



ZIP 78633 leads Texas in 75+ share

Source: ALEX Intelligence · Published November 07, 2026

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THE DATA

28.4%

Share Aged 75 and Over (2024)

In ZIP 78633, nearly one in three residents is 75 or older.

This concentration reflects a deepening demographic shift in Texas's active-adult corridors. The age distribution in ZIP 78633 is not a statistical outlier—it is a structural outcome of decades-long migration patterns, retirement planning, and community design tailored to older populations. Such density shapes demand for age-specific infrastructure, healthcare access, and mobility solutions.



Photo: Another Believer · CC BY-SA 4.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-07-fifty-five-plus-fifty-five-plus-seventy-five-share-zcta-tx

01

Density drives demand for age-ready design

The 28.4% share of residents aged 75+ in ZIP 78633 isn’t just a statistic—it’s a market signal. High concentration of older adults creates sustained demand for single-level homes, zero-step entries, and accessible layouts. This isn’t a trend; it’s a foundational shift in residential design that benefits builders, developers, and service providers who align with aging-in-place principles.

Communities with such demographic depth also attract specialized care networks, telehealth providers, and leisure operators focused on active-adult lifestyles—making them self-reinforcing ecosystems.

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02

The paradox of affordability at scale

Despite high demand, ZIP 78633 maintains a balance between age-specific amenities and financial sustainability. The 28.4% 75+ share coexists with strong owner occupancy and rising home values—indicating that long-term residents are not just retiring, but investing in their homes.

This suggests that affordability in age-restricted communities isn't solely about low prices, but about financial stability and equity retention. The market is not merely surviving; it's thriving through sustained ownership and intergenerational planning.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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